



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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**PLANNING COMMISSIONERS**

|                                 |                                 |
|---------------------------------|---------------------------------|
| Joseph H. Mueller, Chair        | Susan Koepp-Baker, Commissioner |
| John Moniz, Vice Chair          | Robert Benich, Commissioner     |
| Robert E. Escobar, Commissioner | Wayne Tanda, Commissioner       |

**PLANNING COMMISSION MEETING**

**NOVEMBER 9, 2010**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

**REGULAR MEETING - 7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

**NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

## PLANNING COMMISSION AGENDA

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### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

### **ORDERS OF THE DAY**

**MINUTES:** October 12, 2010

### **PUBLIC HEARINGS:**

- 1)      **2 Minutes**      **DEVELOPMENT APPROVAL AMENDMENT: DAA-05-01F: COCHRANE-MISSION RANCH:** A request to amend the development agreement for the Mission Ranch project to incorporate the current BMR Reduction language and the program extension recently approved by the City Council. Also requested is a modification to the project master plan to incorporate units that are wheel chair accessible. (APNs 728-32-001, 002, 003 & 728-33-01)

**Recommendation:** Open the Public Hearing/Table the item.

- 2)      **20 Minutes**      **DEVELOPMENT AGREEMENT AMENDMENT APPLICATIONS: A) DAA-05-02F: COCHRANE-LUPINE; B) DAA-03-09C: NATIVE DANCER-QUAIL MEADOWS; AND C) DAA-05-13E: JARVIS – SOUTH VALLEY DEVELOPERS:** Requests to amend the Development Agreement for three on-going projects to extend development schedule deadlines; incorporate the BMR Reduction Program extension recently approved by the City Council; re-incorporate the Development Schedule; modify Paragraph 18 allowing a more streamlined process for future amendment requests; and incorporate additional allotments awarded in February 2010 as on-going RDCS projects.

**Recommendation:** Open Public Hearing/Adopt Resolutions A thru C recommending Council approval of the requests.

- 3)      **30 Minutes**      **ZONING APPROVAL AMENDMENT, ZAA-04-21 & SUBDIVISION AMENDMENT: SDA-09-05: E. DUNNE-JASPER PARK:** A request to amend the precise development plan and subdivision approval on an 8 acre area with the Jasper Park project located on the south side of East Dunne Ave., 100 ft. west of the San Benancio Way intersection. The requested amendments include adjustment to the lots sizes, open space and incorporation of single family detached homes. (APN 817-11-038 & 817-11-017)

**Recommendation:** Open the Public Hearing/Adopt Resolution recommending approval.

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- 4)     **15 Minutes**     **USE PERMIT, UP-10-07: TECHNOLOGY-MIND BODY MOTION:** A request for approval of a conditional use permit to operate a holistic health and fitness center in an existing industrial building located at 18450 Technology Drive in a Planned Development (Light Industrial) Zoning District (APN 726-31-023).

**Recommendation:**     Open the Public Hearing/ Approve the Conditional Use Permit subject to the findings and conditions of the approval resolution.

### **OTHER BUSINESS:**

- 5)     **40 Minutes**     **BORELLO PRELIMINARY PLAN REVIEW:** The Commission is asked to give direction and comment on new project design features and their possible affect on the Cochrane-Borello RDCS project score.

**Recommendation:**     Review and comment

- 6)     **15 Minutes**     **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) THIRD QUARTERLY REPORT FOR 2010:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

**Recommendation:**     Approve report with recommendation to forward to the City Council for approval.

- 7)     **10 Minutes**     **POSSIBLE MEETING IN NOVEMBER:** To discuss Conditional Use Permit Amendment

### **TENTATIVE AGENDA FOR THE DECEMBER 14, 2010 MEETING:**

- MC-10-01: Watsonville-Dividend
- MC-10-02: Hale-Signature
- MC-10-03: Diana-Sherimar
- MC-10-04: Monterey-Dynasty
- MC-10-05: Walnut Grove-UCP
- MC-10-06: W. Edmundson-UCP
- MC-10-07: Piazza-UCP
- MC-10-08: Del Monte-Blackwell
- MC-10-09: Murphy-Chellino
- MMC-10-10: Saint James-Dunn
- SD-09-08/DA-09-06/ZA-09-09/EA-09-24: Central-UCP

### **ANNOUNCEMENTS**

### **CITY COUNCIL REPORTS**

### **ADJOURNMENT**

**SPEAKER CARD**

*If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Deputy City Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.*

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

**NOTICE**

*All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)*